

Chatham Boro

August 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	61 S Passaic Avenue	Victrian	3	2.1	7	\$700,000	\$700,000	\$769,000	109.86%	\$688,400	1.12
2	82 Lafayette Avenue	Colonial	3	1.1	8	\$825,000	\$825,000	\$871,000	105.58%	\$703,100	1.24
3	103 Hillside Avenue	Colonial	4	2.1	19	\$899,000	\$899,000	\$999,999	111.23%	\$927,900	1.08
4	29 Carmine Street	CapeCod	3	2.1	9	\$865,000	\$865,000	\$1,050,000	121.39%	\$774,800	1.36
5	68 Washington Avenue	Colonial	4	2.1	21	\$898,000	\$898,000	\$1,075,000	119.71%	\$751,600	1.43
6	55 Kings Road	Colonial	4	2.1	15	\$975,000	\$975,000	\$1,075,000	110.26%	\$841,900	1.28
7	75 Hillside Avenue	Colonial	4	2.1	46	\$1,190,000	\$1,190,000	\$1,190,000	100.00%	\$909,000	1.31
8	20 Meadowbrook Road	Colonial	3	2.1	9	\$1,100,000	\$1,100,000	\$1,455,000	132.27%	\$1,042,000	1.40
9	8 Charles Place	Victrian	4	2.2	18	\$1,595,000	\$1,595,000	\$1,560,000	97.81%	\$1,052,300	1.48
10	27 Orchard Road	Colonial	4	2.2	14	\$1,190,000	\$1,190,000	\$1,600,000	134.45%	\$1,008,100	1.59
11	3 Kimball Street	CapeCod	5	4.0	10	\$1,325,000	\$1,325,000	\$1,650,000	124.53%	\$1,146,000	1.44
12	64 Hedges Avenue	Custom	5	4.1	8	\$1,795,000	\$1,795,000	\$2,000,000	111.42%	\$1,616,200	1.24
AVERAGE					15	\$1,113,083	\$1,113,083	\$1,274,583	114.88%		1.33

"Active" Listings in Chatham Boro

Number of Units: 2
 Average List Price: \$1,997,000
 Average Days on Market: 77

"Under Contract" Listings in Chatham Boro

Number of Units: 11
 Average List Price: \$1,055,636
 Average Days on Market: 21

Chatham Boro 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	30	47	13	17	18	15	12	15					19
List Price	\$1,053,650	\$1,012,197	\$1,505,000	\$1,151,875	\$952,250	\$1,644,738	\$1,320,231	\$1,113,083					\$1,195,394
Sales Price	\$1,098,317	\$1,074,097	\$1,600,000	\$1,303,313	\$1,062,667	\$1,797,690	\$1,459,923	\$1,274,583					\$1,321,851
SP:LP%	105.22%	106.18%	107.18%	114.17%	110.55%	110.88%	112.08%	114.88%					111.28%
SP to AV	1.06	1.19	1.20	1.37	1.30	1.21	1.39	1.33					1.29
# Units Sold	6	4	2	8	12	8	13	12					65
3 Mo Rate of Ab	0.63	0.95	2.00	1.39	0.45	0.54	0.48	0.18					0.83
Active Listings	4	6	7	8	3	5	5	2					5
Under Contracts	7	12	20	23	23	24	17	11					17

Flashback! YTD 2023 vs YTD 2024

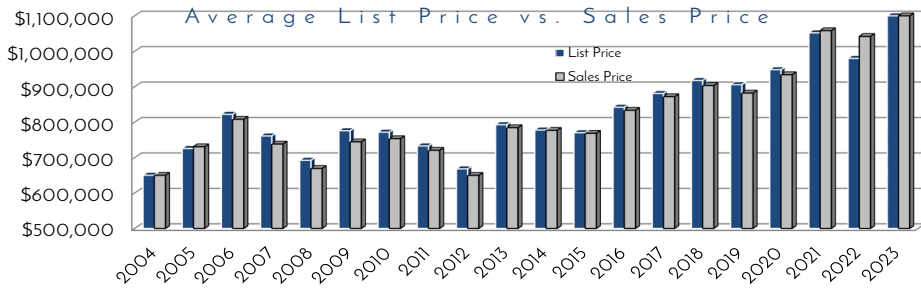
YTD	2023	2024	% Change
DOM	20	19	-5.84%
Sales Price	\$1,179,888	\$1,321,851	12.03%
LP:SP	106.95%	111.28%	4.05%
SP:AV	1.23	1.29	5.61%

Prominent Properties

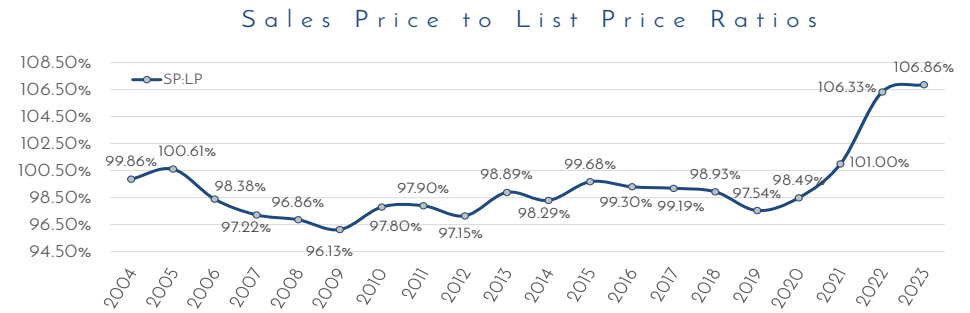
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YTD	2023	2024	% Change
# Units Sold	61	65	6.56%
Rate of Ab 3 Mo	1.36	0.83	-38.99%
Actives	7	5	-32.20%
Under Contracts	13	17	37.00%

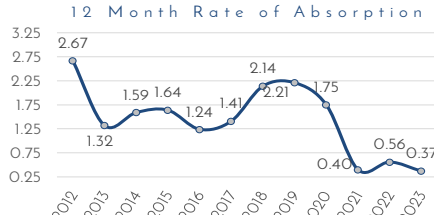
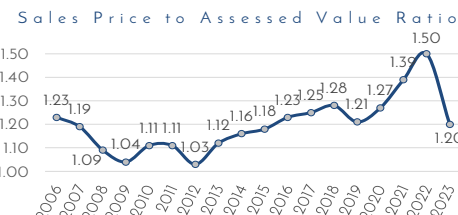
Chatham Boro Yearly Market Trends



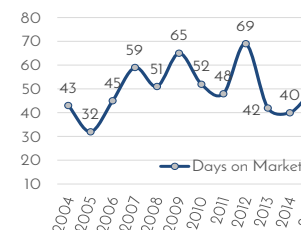
Chatham Boro Yearly Market Trends



Year	LP	SP
2004	\$650,087	\$650,014
2005	\$725,801	\$730,322
2006	\$822,801	\$808,094
2007	\$692,962	\$738,187
2008	\$692,260	\$669,301
2009	\$775,672	\$744,401
2010	\$771,652	\$753,345
2011	\$732,853	\$720,531
2012	\$668,070	\$649,902
2013	\$792,825	\$784,375
2014	\$777,745	\$776,872
2015	\$770,103	\$768,532
2016	\$842,201	\$833,489
2017	\$880,832	\$871,895
2018	\$917,486	\$903,470
2019	\$905,635	\$882,057
2020	\$947,912	\$933,858
2021	\$1,051,898	\$1,041,944
2022	\$979,931	\$1,168,257
2023	\$1,195,394	\$1,321,851



Average Days on Market



Number of Units Sold

